



Wessex Close, Faringdon  
Oxfordshire, Offers in Excess of £325,000

Waymark



# Wessex Close, Faringdon SN7 7YZ

Oxfordshire

Freehold

**Semi Detached Family Home | Three Bedrooms | Two Reception Rooms | Modern Kitchen | Family Bathroom & Downstairs WC | Driveway And Garage | Private And Landscaped Rear Garden | Popular And Sought After Location**

## Description

A fantastic opportunity to purchase this beautiful three bedroom semi-detached family home which is situated in a popular and sought after location in Faringdon, and within walking distance to both open countryside as well as the market place, amenities and local schooling. The property also benefits from two reception rooms, driveway parking, garage and private landscaped garden.

The property comprises; Entrance hall, downstairs w/c, modern kitchen, spacious open plan sitting/dining room, conservatory, landing, family bathroom and three light and airy bedrooms, two with built-in wardrobes.

Outside there is a block paved driveway leading up to the garage as well as a front garden which is well planted with attractive shrubs. The rear garden is private and has been landscaped. The garden is mainly laid to lawn along with a large paved patio area which is perfect for outside dining and entertaining.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is mains gas central heating as well as upvc double glazing throughout. This property must be viewed to be fully appreciated.

## Location

The historic market town of Faringdon, which dates back to the 12th Century, is located almost equidistant of Swindon and Oxford on the A420 which leads to the A34, M40 and M4. Mainline railway services to London run from Swindon, Oxford City, Oxford Parkway and Didcot Parkway. The town is served by the Stagecoach S6 bus which runs a regular ½ hourly service through much of the day to Swindon and Oxford and the villages en-route. The town itself has a thriving community and amenities such as the leisure centre, library, independent traders, doctors' surgery, two primary schools, and a secondary school. In 2004, Faringdon became the first Fairtrade town in the South East of England. A recent retail development includes a Waitrose and an Aldi supermarket, with further retail planned, in addition to the existing Tesco store.

## Viewing Information

By appointment only please.

## Local Authority

Vale of White Horse District Council.

Tax Band: C



**Waymark**  
**Faringdon Office**

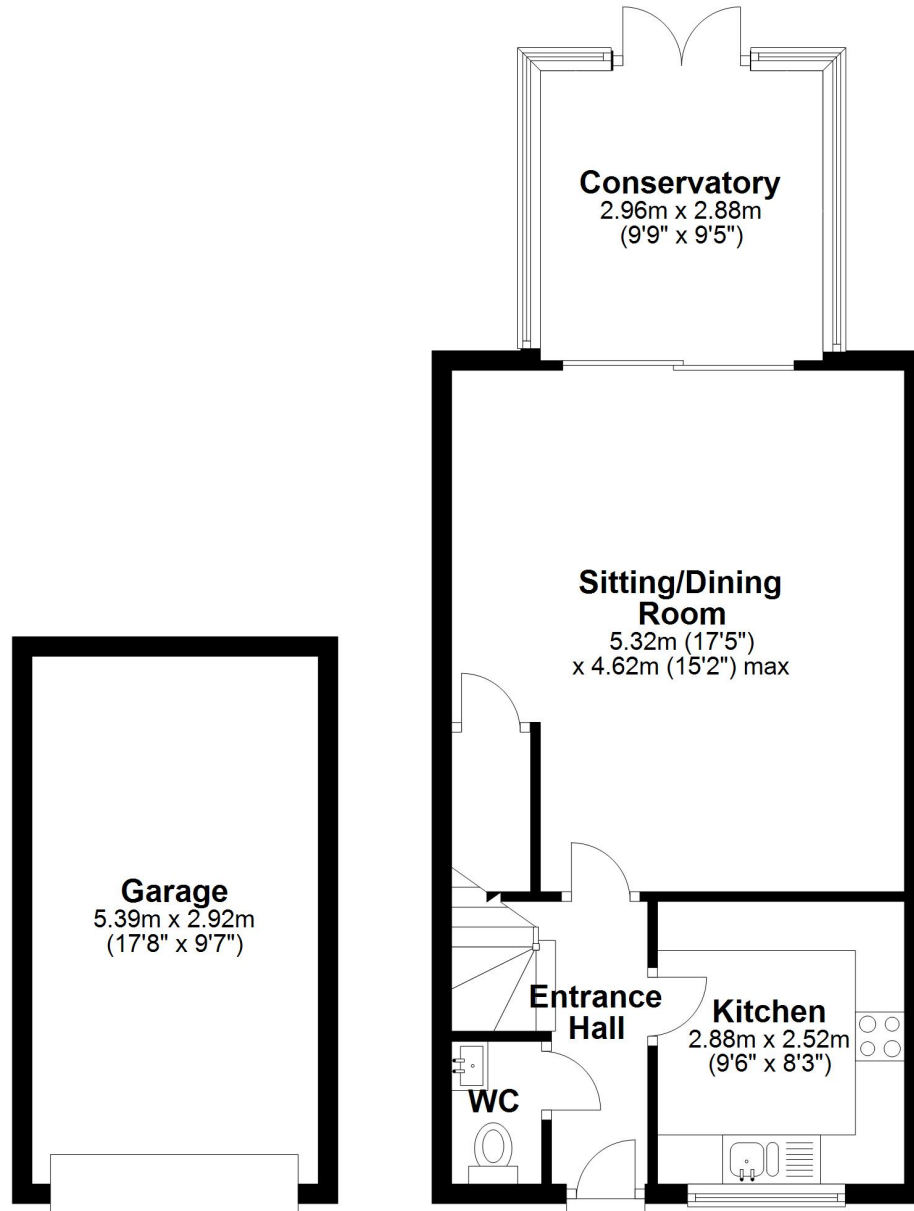
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

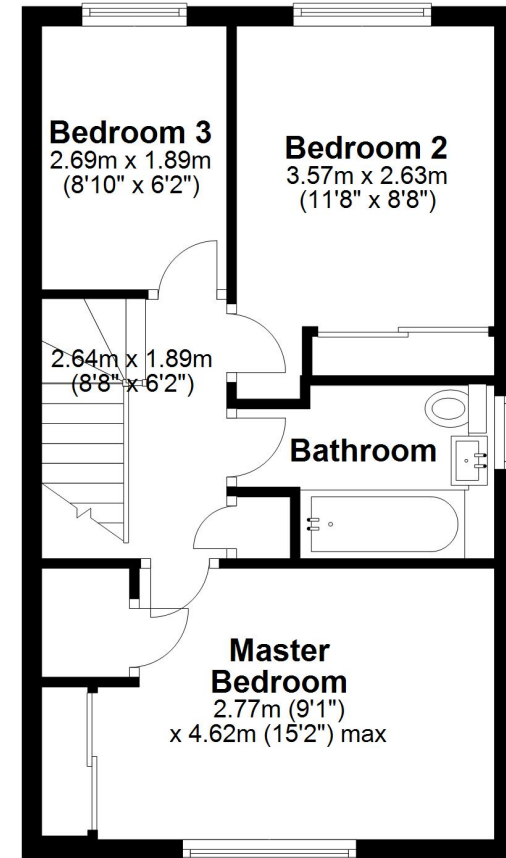
## Ground Floor

Approx. 62.9 sq. metres (676.6 sq. feet)



## First Floor

Approx. 38.3 sq. metres (412.5 sq. feet)



**Total area: approx. 101.2 sq. metres (1089.1 sq. feet)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.



